Guildford Borough Council		
Report title: Award of contract – Phase 1 and 3 Infrastructure, Weyside Urban Village		
Report to: Executive		
Date: 5 November 2026		
Lead Councillor responsible: Cllr Vanessa King, Deputy Leader and Lead Councillor for Economy and Place **Contact Email:** vanessa.king@guildford.gov.uk		
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Wards affected: Bellfields **Ward councillors informed:** No		
Exempt from publication: Partially (Appendix 1)		
Key Decision: Yes	**If a Key Decision, date registered on Forward Plan:** 09/06/2026	
S24 Specific Consent Required from Shadow Executive: No		
Report cleared for publication by:		
Finance	Falil Onikoyi	22 October 2026
Legal	Tom Edwards Deborah Davies	23 October 2026 26 October 2026
Governance	Angela Watson	20 October 2026
Human Resources	Jon Formby	20 October 2026
Equalities	Alex Foster	22 October 2026
Strategic Director	Ezra Wallace	20 October 2026
Democratic Services	John Armstrong	20 October 2026
Executive Portfolio Holder final consultation		28 October 2026

1. Executive Summary

1.1 Following completion of the new Guildford Borough Council depot and the decant of operations to the new facility, the next phase of works within this part of the Weyside Urban Village site will involve the demolition of the existing depot buildings and part of Thames Water's southernmost assets, together with the delivery of road and utilities infrastructure to serve the Phase 1 and Phase 3 plots, which are intended for sale for residential development.

1.2 A procurement exercise was conducted under the Competitive Flexible Procedure in accordance with the Procurement Act 2023. The Council is now seeking to enter into a works contract with Natta Building Company Ltd. for the delivery of the Phase 1 and Phase 3 infrastructure works.

1.3 The Strategic Director of Planning, Economy and Place already has overarching delegations from Full Council (in consultation with the Lead Councillor for Regeneration and Lead Councillor Finance) to enter into contracts relating to Weyside. However, owing to the value of the proposed contract, the Executive is being asked to approve the recommendations outlined below.

2 Recommendations:

2.1 That the Executive resolves to:

2.1.1 **Approve the award of the contract for Phase 1 and 3 Infrastructure Works at Weyside Urban Village to Natta Building Company Ltd. for a sum of £10,399,903.38.**

2.1.2 **Delegate to the Strategic Director of Economy, Planning and Place, in consultation with the Lead Councillor for Economy and Place and Lead Councillor for Finance, authority to enter into such other contracts and legal agreements connected with Phase 1 and 3 Infrastructure as may be necessary in compliance with Contract Procedure Rules, the Council's Constitution, and within the approved budget.**

3 Reason for recommendation:

3.1 The recommendations in this report support the delivery of the wider Weyside Urban Village programme through the release of the existing depot site for housing.

4 Next steps

4.1 Once approvals are received, the contract with Natta Building Company Ltd. will be sealed, enabling the contractor to commence with the scope of works under Phase 1 and 3 Infrastructure. It is anticipated that this will be an 18-month construction period, with main works commencing in April 2027.

5 Exemption from publication

5.1 Part of this report is exempt from publication.

5.2 The Appendix to this report is exempt from publication by virtue of paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

5.3 The content is restricted to members of the Executive.

5.4 The exempt information contains commercially sensitive information relating to the procurement process, tender evaluation and pricing.

6 Background and Proposal

6.1 The Phase 1 and 3 Infrastructure contract comprises the design development and delivery of infrastructure and associated enabling works, including site preparation, demolition, ground investigations and remediation, highway construction, drainage, utility infrastructure and diversions, and associated civil engineering activities. The works require coordination with statutory undertakers, Surrey County Council, Thames Water and other relevant stakeholders, taking account of differing site access arrangements, operational constraints and third-party approvals.

6.2 The Council is looking to award a contract for these works to Natta Building Construction Ltd. for a sum of £10,399,903.38.

6.3 It is anticipated that the main works will commence in April 2027 following the decant of services from the existing depot to the new facility; however, survey and design work may begin in advance of this date.

7 Links to our Strategic Priorities

7.1 The recommendations in this report will support the Council's Corporate Strategy (2024-2034) priorities, unlocking land for housing as part of the wider Weyside Urban Village programme. Specifically, it links to the following objectives:

- Decent and affordable housing
- A more sustainable borough
- A more prosperous borough

8 Opportunities for Collaboration and Local Government Reorganisation implications

8.1 The Surrey (Structural Changes) Order 2026 ("the Order") came into effect on 10 March 2026. The Order places certain duties on the Council with effect from 10 March 2026 through to Vesting Day on 1 April 2027. Following the making of the Order, the Secretary of State for Housing, Communities and Local Government issued guidance to the Council advising that it should now, amongst other things, be exercising its functions to further the purposes of the Order.

8.2 For the purposes of this report, this means that the Executive needs to be satisfied that the activities to be approved are necessary and proportionate for ensuring continued service delivery up to (and beyond) the transfer of its functions to West Surrey Council. Officers are satisfied this is the case because Weyside Urban Village has been underway for some time and is partially completed. Not to continue with the works would result in the Council having to reconsider the programme as set out in the options.

8.3 The timely award of the contract and completion of the Phase 1 and Phase 3 infrastructure works are critical to enabling the Council to market and dispose of the land for housing development and secure the associated capital receipt. Any delay to the procurement or delivery of these works would

extend the overall programme, potentially delaying housing delivery and the receipt of anticipated capital income to the Council.

8.4 There are no opportunities for collaboration arising from this decision.

9 Consultation

9.1 Updates on the progress of the WUV Programme have been provided to Councillors at the quarterly Strategic Programmes and Projects Board.

9.2 Full Council receives an annual financial position report for Weyside which provides a breakdown of forecast costs and income. The last report was presented in July 2025. The next report is scheduled for discussion at the Executive and Council meetings in January 2027.

10 Key Risks

10.1 Phase 1 and Phase 3 infrastructure works will involve the demolition of the Council's existing depot buildings and the southernmost section of Thames Water's buildings. It is anticipated that some of the buildings scheduled for demolition may contain asbestos-containing materials (ACMs). A survey is currently being commissioned to establish the presence, extent and nature of any ACMs and to inform the appropriate management and removal measures, where required, prior to demolition.

10.2 The contract also includes the provision of road and utilities infrastructure.

10.3 Any delays to the programme may affect the anticipated timescales for the sale of the Phase 1 and Phase 3 land for residential development.

11 Options

11.1 OPTION 1 (Recommended): The Executive could approve the recommendation to award the Phase 1 and Phase 3 Infrastructure Works contract to Natta Building Company Ltd. and delegate authority to the Strategic Director to enter into

such other necessary contracts and legal agreements that are connected to the Phase 1 and 3 Infrastructure Works. This will enable the Infrastructure Works contract and other connected agreements to be finalise, executed and implement the contract.

11.2 OPTION 2: The Executive could decide not to approve the recommendations. However, this would require the Council to abandon the current procurement process and reconsider the options for delivering the works. A decision not to proceed with the contract award would have implications for the overall Weyside Urban Village programme, particularly the planned disposal of the Phase 1 and Phase 3 land for residential development.

12 Issues for consideration

12.1 Financial implications

12.1.1 The contract sum for Phase 1 and 3 Infrastructure is £10,399,903.38. This is within the programme budget, as reported to the Executive and Full Council in the annual financial update report presented in July 2025.

12.1.2 The Secretary of State issued a direction under s24 Local Government and Public Involvement in Health Act 2007 (the "s24 Direction") which requires that Guildford Borough Council, Runnymede Borough Council, Surrey Heath Borough Council and Waverley Borough Council (the "West Surrey Councils") obtain the written consent of the executive of the West Surrey Shadow Authority (the "Shadow Executive") before entering into certain contracts or completing certain land disposals. The purpose of the s24 Direction is to ensure that the Shadow Executive considers and approves land disposals or contracts that will become the responsibility of West Surrey Council, and to ensure that West Surrey Council is in the best possible financial position on vesting day (1 April 2027).

12.1.3 At its at its meetings on 9 June 2026, 21 July 2026 and 15 September 2026, the Shadow Executive agreed to give some General Consents to the outgoing West Surrey Councils to allow them to continue to undertake certain matters. The matters which fall within the definitions of the

General Consents can proceed in the normal way and require no further consent to be obtained. Nevertheless, in these cases it is expected that the outgoing West Surrey Councils will ensure that contracts and agreements allow the maximum flexibility to the new West Surrey Council to achieve future economy, efficiency and effectiveness. Decisions made under the General Consents will be reported to the West Surrey Council.

12.1.4 Where matters fall outside the definition of the General Consents then the consent of the Shadow Executive will be required if the contract/land disposal is not to be void.

12.1.5 The proposed contract is a capital contract with a total value exceeding £1 million and will continue beyond 1 April 2027. Accordingly, the provisions of the section 24 Direction apply and the proposed award must be considered against the relevant General Consents issued by the West Surrey Shadow Executive.

12.1.6 The procurement process formally commenced prior to 7 July 2026, and the associated expenditure is contained within the Council's approved Capital Programme and budget for 2026/27. The proposed contract therefore falls within the scope of General Consent 5.

12.1.7 The budget for the Phase 1 and 3 infrastructure contract award is already incorporated into the Council's Capital Programme and Medium-Term Financial Plan.

12.2 Legal implications

12.2.1 The Council's procurement officers have been providing advice and support to the service team in relation to the procurement of the proposed contract to ensure compliance with the Procurement Act 2023 (PA23) and the Council's Contract Procedure Rules made under section 135 of the Local Government Act 1972 ("CPRs").

12.2.2 The contract is an above threshold procurement and has been undertaken in accordance with the relevant legislation (PA23). The Council's external legal advisors for Weyside Urban Village have been advising on this contract and are instructed to finalise and enter into the final form of contract.

12.2.3 The procurement has been conducted using a three-stage Competitive Flexible Procedure in accordance with Part 3, Section 20 of the Procurement Act 2023. The procurement exercise involved an initial conditions of participation and shortlisting stage followed by a Negotiations and Dialogue stage, and final tender stage.

12.3 Human Resources and Equality and Diversity Considerations

12.3.1 The Public Sector Equality Duty applies to the Council when it makes decisions. The duty requires us to have regard to the need to:

(a) Eliminate unlawful discrimination, harassment and victimisation and other behaviour prohibited by the Act. In summary, the Act makes discrimination etc. on the grounds of a protected characteristic unlawful
(b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
(c) Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

12.3.2 The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, marriage and civil partnership, race, religion or belief, sex, and sexual orientation. The Act states that ‘marriage and civil partnership’ is not a relevant protected characteristic for (b) or (c) although it is relevant for (a).

12.3.3 This duty has been considered in the context of this report and it has been concluded that there are no equality and diversity implications arising directly from this report.

12.3.4 There are no HR implications arising from this report.

12.4 Climate Change / Sustainability Implications

12.4.1 The Council formally declared a climate emergency in July 2019 and set a goal for the borough to reach net zero emissions by 2030.

12.4.2 There are no specific climate change or sustainability implications arising from the recommendations in this report. However, it is anticipated that the contractor's methodology will involve seeking to recycle materials wherever possible.

13 Overview & Scrutiny Comments

13.1 Not applicable.

14 Suggested issues for Overview & Scrutiny

14.1 None.

15 List of Appendices

15.1 Exempt Appendix 1 – Recommendation to Award Report.

16 List of Background papers

None.